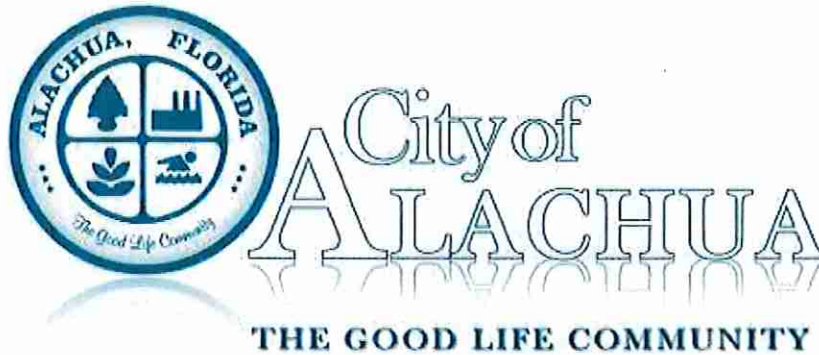




**Planning and Zoning Board  
Agenda  
August 8, 2023**

Chair Sandy Burgess  
Vice-Chair Joe Hancock  
Member Virginia Johns  
Member William "Bill" Menadier  
Member Dave Ferro  
School Board Member Tina Certain

City Manager Mike DaRoza

**Planning and Zoning Board  
At 6:00 PM**

**Meeting Date:** August 8, 2023

**Meeting Location:** James A. Lewis Commission Chambers

**Notice given pursuant to Section 286.0105, Florida Statutes. In order to appeal any decision made at this meeting, you will need a verbatim record of the proceedings. It will be your responsibility to ensure such a record is made.**

**PLANNING AND ZONING BOARD MEETING AGENDA**

**CALL TO ORDER**

**INVOCATION**

**PLEDGE TO THE FLAG**

**APPROVAL OF THE AGENDA**

**I. OLD BUSINESS**

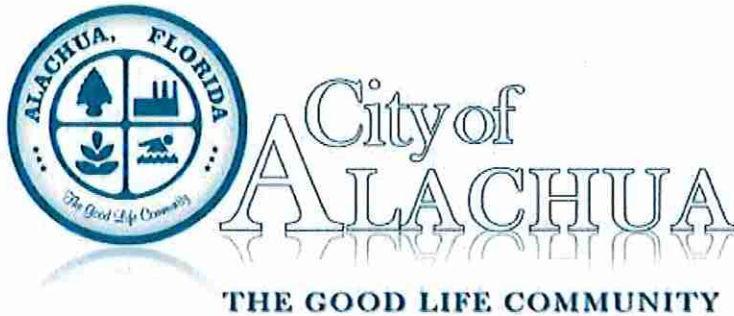
- A. LDR Text Amendment: A request by Adam Boukari of Abbfotis Strategies to amend Article 4, Section 4.3.4 (L) relating to Use-specific Standards for Warehouse and Freight Movement (Legislative).

**II. NEW BUSINESS**

**III. BOARD COMMENTS/DISCUSSION**

**IV. CITIZENS COMMENTS**

**ADJOURN**



## Board/Committee Agenda Item

**MEETING DATE:** 8/8/2023

**SUBJECT:** LDR Text Amendment: A request by Adam Boukari of Abbfortis Strategies to amend Article 4, Section 4.3.4 (L) relating to Use-specific Standards for Warehouse and Freight Movement (Legislative).

**PREPARED BY:** Kathy Winburn, Planning & Community Development Director

**RECOMMENDED ACTION:**

This Board finds that the proposed text amendments to the Land Development Regulations are consistent with the City of Alachua Comprehensive Plan and transmits the proposed text amendments to the Land Development Regulations to the City Commission with a recommendation to approve.

### **Summary**

This application is a request submitted by Adam Boukari of Abbfortis Strategies, to amend the City of Alachua Land Development Regulations (LDRs). The proposed amendments would revise use specific separation requirements for certain uses which fall under the category entitled "Warehouse and Freight Movement." The Use Specific standards for these uses are located in Section 4.3.4(L) of the LDRs. The following uses are included in Section 4.3.4(L):

- Parcel Services
- Truck or freight terminal
- Warehouse (distribution or storage)

In addition to other use specific standards for the above mentioned uses, the LDRs require a minimum separation of 250 feet from schools, day care centers, residential uses, or vacant land in residential zone districts. The applicant contends that this separation requirement does not consider intervening roadways or how enhanced buffering can serve as an additional separation tool between uses.

The proposed amendment provides two (2) conditions by which the 250-foot separation requirement can be reduced for the following uses:

- Parcel Services
- Truck or freight terminal
- Warehouse (distribution or storage)

The applicant proposes that a reduction in separation distance could be permitted when an intervening arterial or collector street exists between the proposed "Warehouse and freight movement" use and the school, daycare center, residential use, or vacant land in a residential zoning district. The applicant contends that this acknowledges that arterial or collector streets by nature provide separation between lands and such streets inherently have impacts on adjacent properties, including traffic, sound and light. The proposed amendment reduces the minimum separation when this condition is met to 100 feet, and to 50 feet when an enhanced landscape buffer is provided.

The second condition that would permit a reduction is when the proposed use provides an enhanced landscape buffer. In such cases, the proposed amendment reduces the minimum separation to 100 feet.

The applicant indicates that the proposed amendment will enable the City to foster continued business growth and incorporate more screening techniques for buffering uses of different types, thereby promoting a healthy and logical development pattern,

while protecting neighboring uses.

At the July 11, 2023 Planning & Zoning Board meeting, following discussion of the item, the applicant requested that the item be postponed until the Board's next scheduled meeting on August 8, 2023. The applicant has proposed an amendment to the proposed text since the July 11, 2023 meeting and has amended the application to reflect such change. The proposed change, related to the two conditions described above, includes the following proposed text: In no case shall the minimum separation be less than 150 feet from the nearest exterior wall of an existing residential dwelling unit to the proposed parcel services, truck or freight terminal or warehouse (distribution or storage) use.

---

**ATTACHMENTS:**

Description

- ☐ Staff Report
- ☐ Application and supporting materials
- ☐ DRAFT Ordinance
- ☐ Public Notice



Planning & Zoning Board  
Sign In Sheet  
August 8, 2023  
6:00 p.m.

[illegible]